

WARRANTY DEED

BK 0413 PG 0097

THIS WARRANTY DEED made and entered into this day by and between LARRY D. DAVIS and SHERRI T. DAVIS, husband and wife, Grantors, and CHARLES M. THOMAS and DEBRA K. THOMAS, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 336, Section B, SOUTHAVEN SUBDIVISION, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 14-16, in the office of the Chancery Clerk of DeSoto County, Mississippi

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or

STATE MS.-DESOTO CO. local governments affecting the use or occupancy of the subject property.

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BK 413 PG 97
W.E. DAVIS CH. CLK.

3)

Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 26th day of February, 2002.

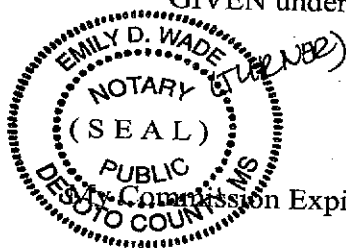

LARRY D. DAVIS

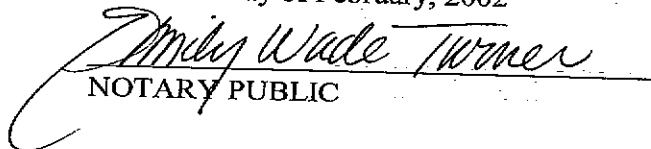

SHERRI T. DAVIS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, LARRY D. DAVIS and SHERRI T. DAVIS, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 26th day of February, 2002




NOTARY PUBLIC

My Commission Expires: November 29, 2004
Bonded Thru Dixie Notary Service, Inc.

ADDRESS OF GRANTORS:

441 Fairmont Place
Southaven, MS 38671
Home: (662) 393-4883
Work: (662) 349-6536

ADDRESS OF GRANTEEES:

1631 Moss Point Drive
Southaven, MS 38671
Home: (662) 280-3827
Work: (901) 795-3455

PREPARED BY AND RETURN TO:

FNF TITLE SERVICES, INC.
EMILY WADE TURNER, STAFF ATTORNEY
7145 SWINNEA ROAD, SUITE 2
SOUTHAVEN, MS 38671
(662) 349-6536

FILE # S10024